



City of Granite City

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Historical & Architectural Review Commission

Minutes - January 22, 2013

CALL TO ORDER

The Acting Chair, Henry Gabriel, called the meeting to Order on Tuesday, January 22, 2013, at 5:30 PM.

CHAIR COMMENTS

Mr. Gabriel explained HARC is a recommending body to the City Council and the Council will make the final determination at the next regularly scheduled meeting on February 5, 2013.

ATTENDANCE / ROLL CALL

Members Present were: Henry Gabriel, Paula Hagnauer, Kim King and Eric Hill. Also present: Assistant City Attorney, Laura Andrews and Jon Ferry, Economic Development Officer. Excused absences: Terry Pierce and Jennifer Flores-Melton.

MINUTES / AGENDA

Note: Petitioner #2, Robert Reece, an attendee at Rankin Tech, needed to be in class this evening, therefore, Petitioner #1, Robert Daiber, requested Mr. Reece's Petition be presented first.

A motion to approve the Minutes from the previous meeting (December 11, 2012) and this evening's Amended Agenda was made by Paula Hagnauer and seconded by Kim King. Voice vote. All ayes. Motion carried.

PETITIONER: Robert Reece
O'aces Car Sales
1733 Madison Avenue
D-3 Industrial District

Robert Reece introduced himself and stated he wanted to open an Auto Sales Business. The Acting Chair asked for questions or comments from the Commission members. Discussion followed. The property was formerly a radiator repair shop and prior to that was a Used Auto Sales business.

Mr. Reece stated he had no plans or drawings, basically nothing will change. The business would be auto sales only, no auto repairs. The HARC Checklist was completed:

- 1). Days and hours of operation limited to: 9:00 AM to 5:00 PM Monday thru Saturday.
- 2). Signage: The Assistant City Attorney stated the present pole sign would require removal. New signage would have to be presented to, and approved by, the Zoning Administrator.
- 3). Screening required: No. The Petitioner will use regular trash pick-up service.
- 4). Provisions for parking and loading: Ample space exists.
- 5). Additional Outside Lighting: Not necessary. The Assistant City Attorney advised the Petitioner if he needed more lighting for the parking lot, restrictions will include lighting will not face toward traffic, nor housing.
- 6). Any adverse affects on public health, safety and welfare? No
- 7). Any substantial injury to the value of other property in the neighborhood? No
- 8). Will proposed use substantially alter the essential character of the district which it is located in? No
- 9). Are provisions needed for the protection of adjacent property? No
- 10). Additional requirements? No

MOTION by Kim King and seconded by Paula Hagnauer to approve the Petition for an Auto Sales business at 1733 Madison Avenue in a District Zoned D-3 Industrial. Roll Call Vote. All ayes. Motion passed by unanimous consent.

**PETITIONER: Regional Office of Education
Robert Daiber, Ed.D. Superintendent
1314 Niedringhaus Avenue**

Robert Daiber introduced himself and stated the proposal is to open a General Educational Development Testing Facility, commonly known as GED, at 1314 Niedringhaus Avenue. Discussion followed:

Days and Hours of Operation: Monday, Tuesday, Wednesday and Friday. Hours 8:00 AM to 4:30 PM.
On Thursday, 8:00 AM to 7:00 PM
On Saturday, 8:00 AM to 5:00 PM

Mr. Daiber stated the parking issue has been discussed with the Mayor's Office and the City will allow parking on nearby city owned parking lots. There is open parking on the Street. No lighting or exterior changes to the building. The signage will be similar to "government style" on the windows depicting a County Seal, the wording to include: GED Testing Facility, Regional Office of Education, Superintendent's his name and title, address, telephone number and web-site.

The Assistant City Attorney asked, basically, what will be done at the facility. Mr. Daiber responded stating the proposal is to use computer base Pearson Vue, a provider of test development and certification. The interior of the facility will be renovated to include a vestibule area with a registration desk for checking in, an ID scanner, seating/waiting space and a test viewing area. Applicants will log on to one of the 20 computer stations and begin the test.

Plans include not only GED testing, but also A-C-T testing, Work Keys Assessment testing, the Prairie State exam (presently can be taken only at SIUE) and Teacher's License Certification. Last year 700 candidates were tested in Madison County. The facility will bring revitalization to the downtown.

Mr. Daiber stated the offices will open be right after Labor Day, September 3rd. The facility will begin with experimental pilot testing for a few months. Candidates will be pre-registered and all testing should be in place on January 1, 2014.

MOTION by Eric Hill and seconded by Paula Hagnauer to approve the Petition and allow the Special Use request for a testing facility at 1314 Niedringhaus as presented by Robert Daiber, Superintendent of the Regional Office of Education. Roll Call vote. All ayes. Motion carried by unanimous consent.

UNFINISHED BUSINESS

(1). The Assistant City Attorney reported Article 12 (Lincoln Place Planned Unit Development) has been presented to the City Council and was approved.

(2). The Assistant City Attorney distributed a draft of Section 15-1400 Approved Exterior Building Materials (Attachment A, copy available upon request).

Discussion followed. The concern was placing the approved exterior materials list in Section 15-1400 as presented, or to go in Section 15-1200 New Construction. The Commission ultimately agreed that new construction is new construction and existing buildings are a different category. Kim King addressed the Section "Overhangs" (page 2) and requested excluding copper as a metal and not to be painted. No further discussion.

MOTION by Eric Hill and seconded by Kim King to amend the Exterior Building Materials, Section 15-1400, Overhangs/Metal to read; "All exposed metal, excluding Copper, be painted a color to be coordinated with building design and color" and approve the draft as presented. Voice vote. All ayes. Motion carried by unanimous consent.

NEW BUSINESS

Jon Ferry, Economic Development Director, re-introduced a 2008 Downtown Master Plan, designed by Trivers, in which zones are laid out and color coded. He would like to develop this, with coordination of the Zoning Administrator, to use as a tool for new construction guidelines. He illustrated how the plan for new construction will relate to existing structures.

No further business or discussion. Motion to adjourn made by Kim King and seconded by Eric Hill. Voice vote. All ayes.

Respectfully submitted,

Barbara Hawkins

Secretary, HARC

**Historical & Architecture Review Commission
Advisory Report, Meeting held on January 22, 2013**

PETITIONER: Robert Reece
O'Aces Car Sales
1733 Madison Avenue
Zoned HARC, D-3 Industrial

MOTION by Kim King and seconded by Paula Hagnauer to approve the petition and allow an automobile Sales business at 1733 Madison Avenue.

Roll Call Vote:			
Henry Gabriel	Yes	Eric Hill	Yes
Paula Hagnauer	Yes	Kim King	Yes

Motion Carried

PETITIONER: Regional Office of Education
Robert Daiber, Ed.D. Superintendent
1314 Niedringhaus Avenue
Zoned HARC, D-1 Arts & Entertainment

MOTION by Eric Hill and seconded by Paula Hagnauer to approve the request and allow the Regional School District to establish a testing facility at 1314 Niedringhaus as presented by Robert Daiber, Superintendent.

Roll Call Vote:			
Henry Gabriel	Yes	Eric Hill	Yes
Paula Hagnauer	Yes	Kim King	Yes

Motion Carried

UNFINISHED BUSINESS: Exterior Building Materials
Zoning Ordinance #3818
Article 15, Section 15-14

MOTION by Eric Hill and seconded by Kim King to amend the Exterior Building Materials, Section 15-1400, Overhangs/Metal to read: All exposed metal, excluding Copper, to be painted a color to be coordinated with building design and color and approve the draft as presented.

Roll Call Vote:			
Henry Gabriel	Yes	Eric Hill	Yes
Paula Hagnauer	Yes	Kim King	Yes

Motion Carried